



To the Honorable Council
City of Norfolk, Virginia

August 25, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Amend a previously granted special exception to operate an entertainment establishment with alcoholic beverages at 759 Granby Street – Work | Release**

Reviewed:

Ward/Superward: 2/6

Ronald H. Williams, Jr., Deputy City Manager

Approved:

Item Number:

R-10

Marcus D. Jones, City Manager

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Amend special exception – entertainment establishment with alcoholic beverages.
- IV. **Applicants:** Brother Rutter and Careyann Weinberg
- V. **Description:**
 - This request would allow Work | Release, an existing entertainment establishment and art gallery, to add outdoor dining along Granby Street and West Olney Road and establish new total occupancy levels for certain floor plans to reflect this addition and new managers.
 - The applicant proposes to operate the establishment in the same manner as before, retaining the same hours of operation and entertainment options.
 - The site is located at the corner of Granby Street and West Olney Road in the Downtown Arts and Design District.
 - The applicant will be required to repave Magazine Lane, ensure the dumpster enclosure does not encroach into the lane, and install appropriate stormwater improvements in the lane.

	Prior	Proposed
Hours of Operation, Sale of Alcohol, and Entertainment	8:00 a.m. until 2:00 a.m., seven days a week	Same
Capacity	279 seats indoors 0 seats outdoors 450 total capacity	279 seats indoors 32 seats outdoors 450 total capacity
Entertainment Options	<ul style="list-style-type: none">• 8 member live band• Karaoke• Comedian• Poetry Reading	Same

	<ul style="list-style-type: none"> • Disc Jockey w/ Dance Floor • Puppet Shows • Magic Shows • Fashion Shows • Singers • Dancers • Martial Arts • Orchestra • Symphony • Stage Productions 	
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Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated July 23, 2015 with attachments
- Proponents and Opponents
- Ordinance



City of NORFOLK

Planning Commission Public Hearing: July 23, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Staff Planner: Chris Whitney, CFM

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Staff Report	Item No.	C - 4
Address	759 Granby Street	
Applicant	Work Release	
Request	Amend Special Exception	Entertainment establishment with alcoholic beverages
Property Owner	Arthur (Brother) Rutter and Robert Mills (759 Granby, LLC)	
Site Characteristics	Site Area/Space	5,005 sq. ft.
	Zoning	D-4 (Downtown Arts and Design)
	Neighborhood	Downtown
	Character District	Downtown
Surrounding Area	North	D-4: Push Comedy Theater, The Parlor on Granby
	East	D-4: The Plot 2.0
	South	D-4: Virginia Furniture Company
	West	D-4: Glass Wheel Studio (soon)



A. Summary of Request

- This request would allow Work | Release, an existing entertainment establishment and art gallery, to add outdoor dining along Granby Street and West Olney Road and establish new total occupancy levels for certain floor plans to reflect this addition and new managers.
- The applicant proposes to operate the establishment in the same manner as before, retaining the same hours of operation and entertainment options.
- The site is located at the corner of Granby Street and West Olney Road in the Downtown Arts and Design District.
- This application was continued from the June 25, 2015 Planning Commission public hearing due to concerns about the potential conflict in use of Magazine Lane.
 - As a result of the discussions among the neighboring property owners, the applicant has modified this request to place the outdoor dining along West Olney Road and Granby Street and not in Magazine Lane.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as downtown.

C. Zoning Analysis

i. General

- The use is permitted in the D-4 district by special exception.
- On March 23, 2015 the Architectural Review Board recommended approval of the design and layout for the outdoor dining in the rear alley and signage.
- On March 26, 2015 the Planning Commission granted approval for the design and layout of the outdoor dining in the rear alley with the suggestion to install either planters or plantings between the parking lot and the alley dining area.

	Prior	Proposed
Hours of Operation, Sale of Alcohol, and Entertainment	8:00 a.m. until 2:00 a.m., seven days a week	Same
Capacity	279 seats indoors 0 seats outdoors 450 total capacity	279 seats indoors 32 seats outdoors 450 total capacity
Entertainment Options	<ul style="list-style-type: none">• 8 member live band• Karaoke• Comedian• Poetry Reading• Disc Jockey w/	Same

	<ul style="list-style-type: none"> Dance Floor Puppet Shows Magic Shows Fashion Shows Singers Dancers Martial Arts Orchestra Symphony Stage Productions 	
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- Special exception history:

City Council Approval	Applicant	Request
2014	Work Release	Entertainment establishment with alcoholic beverages
Pending	Work Release	Add outdoor dining

ii. Parking

- Currently there is no parking associated with this site; the parking regulations for an entertainment establishment within a Downtown location require one space per 250 square feet.
- Given the proposed entertainment establishment is 5,230 square feet, it is required to accommodate 21 off-street parking spaces.
- The *Zoning Ordinance* promotes the reuse of existing building throughout the City by acknowledging all buildings constructed prior to 1992 as being vested from the basic parking minimum parking requirement of one space per 250 square feet; therefore the proposed entertainment establishment is vested for 21 spaces.
 - The site has secured access to 20 off-lot parking spaces on the opposite side of the rear-alleyway, directly behind the building.
 - There is also parking located at the Harrison Opera House and Cedar Grove parking lots nearby.

iii. Flood Zone

- The property is located in the AE (Elev. 7.6) Flood Zone, which is a high risk flood zone.
- The property was dry flood-proofed to meet the requirements of the floodplain regulations.

D. Transportation Impacts

- Institute of Transportation Engineers figures calculate forecast travel for restaurants based upon the total seating of an establishment.
- Since no increase in indoor seating is being proposed for the site, no additional trips are projected.

E. Impact on the Environment

- At the Planning Commission's June public hearing, all of the adjacent property owners who share the public alley objected to any action that would close the rear alley, or Magazine Lane, to vehicular traffic, especially during normal delivery hours.
 - The Planning Commission continued the application to allow the property owners to try to work out their differences with the applicant.

F. Impact on Surrounding Area/Site

By requiring this use to conform to the conditions listed below, the proposed entertainment establishment should not have a negative effect on the surrounding neighborhood.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

The applications were sent to the Downtown Norfolk Civic League and Downtown Norfolk Council on May 13.

I. Communication Outreach/Notification

- Legal notice was posted on the property on May 19.
- Letters were mailed to all property owners within 300 feet of the property on June 10.
- Legal notification was placed in *The Virginian-Pilot* on June 11 and June 18.

J. Recommendation

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

Conditions – Entertainment Establishment with alcoholic beverages

- (a) The hours of operation for the establishment, for the sale of alcoholic beverages, and for entertainment shall be from 8:00 a.m. until 2:00 a.m. the following morning, seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 279 seats indoors, 32 seats outdoors, and the total occupant capacity, including employees, shall not exceed 450 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of

Planning.

- (c) No use of the outdoor dining shall be permitted unless and until all necessary approvals allowing for the construction of the outdoor dining area have been granted by the City. Such approvals may include an encroachment, authorized by the City Council, or review and approval by the Architectural Review Board and City Planning Commission.
- (d) Any improvements to that portion of Magazine Lane running along the western boundary of the property (including storm water drainage, repaving, and redesign of the dumpster enclosure so as to avoid any encroachment into the right-of-way) which have been required by the Department of Public Works during the pendency of this application shall be installed, to completion, within three (3) months of the date of adoption of this special exception ordinance. Any curb cut that may be installed or restored at the point where Magazine Lane abuts West Olney Road is not included among said improvements and shall not be included among the requirements addressed by this condition.
- (e) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (f) Entertainment shall only be provided indoors and shall be limited to live bands having no more than eight (8) members, karaoke, comedians, poetry reading, disc jockey, singers, puppet shows, magic shows, fashion shows, orchestras, symphonies, chamber music, theatrical and stage performances, motion pictures and video screening, and martial arts demonstration or exhibition (no competitions), provided. There shall be no go-go dancing and no other form of entertainment is permitted. The nature and style of dance are hereby limited so that no lewd, obscene, erotic or other form of dance which violates § 5-27 of the Norfolk City Code (1979) is permitted.
- (g) The dance floor shall not exceed 1,092 square feet and shall be located as indicated on the basic floor plan attached hereto and marked as "Exhibit B." The dance floor shall be constructed of a different material than the primary floor material.

- (h) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (i) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (j) The establishment shall maintain a current, active business license at all times while in operation.
- (k) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (l) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (m) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (n) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (o) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (p) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (q) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising

from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

- (r) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (s) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (t) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
Notwithstanding anything to the contrary, the requirements of this subsection shall not apply to the following entities, who may lease or otherwise use the establishment for events that are permitted by and comply with this ordinance in all other respects:
 - (1) Any federal, state, or local government or governmental agency;
 - (2) Any party that receives a grant or other direct funding from a state or local government; and
 - (3) Any party that is recognized as a charitable organization in good standing under § 501(c)(3) of the Internal Revenue Code of the United States Code at the time of the event.

Collectively, the parties identified in items 1, 2 and 3 above are defined as "Authorized Entities."

- (u) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected or any event held by an Authorized Entity which leases, lets, or uses the establishment.
- (v) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:

- (1) This special exception;
 - (2) Any ABC license(s);
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.
- (w) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 200 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
- (x) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Attachments:

Location Map
Zoning Map
1000' radii map of similar ABC establishments
Application
Notice to the Downtown Norfolk Civic League
Notice to the Downtown Norfolk Council
Letter of Support from Downtown Norfolk Civic League
Letter of Support from the Downtown Norfolk Council

Proponents and Opponents

Proponents

Brother Rutter – Applicant/Property Owner
759 Granby Street
Norfolk, VA 23510

Careyann Weinberg – Applicant
759 Granby Street
Norfolk, VA 23510

Robyn Thomas – Representative
913 W. 21st Street, Suite C
Norfolk, VA 23517

Opponents

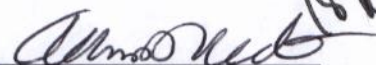
Geoffrey Wallace
2525 Oconee Avenue
Virginia Beach, VA 23454

Paul Wallace
2525 Oconee Avenue #101
Virginia Beach, VA 23454

Larry Bress
721 Granby Street
Norfolk, VA 23510

07/20/2015

Form and Correctness Approved

By 
Office of the City Attorney

Contents Approved: CW

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO WORK RELEASE, LLC, AUTHORIZING THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT, "WORK RELEASE", ON PROPERTY LOCATED AT 759 GRANBY STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Work Release, LLC authorizing the operation of an entertainment establishment, "Work Release" on property located at 759 Granby Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 50 feet, more or less, along the western line of Granby Street, beginning 61 feet, more or less, from the southern line of West Wilson Avenue and extending southwardly; property also fronts 102 feet, more or less, along the northern line of West Olney Road; premises numbered 759 Granby Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment, for the sale of alcoholic beverages, and for entertainment shall be limited to 8:00 a.m. until 2:00 a.m. the following morning, seven days per week. No use of the establishment outside of the hours of operation listed herein is permitted.
- (b) The seating for the establishment shall not exceed 279 seats indoors, 32 seats outdoors, and the total occupant capacity, including employees, shall not exceed 450 people.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the

operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.

- (d) Any improvements to that portion of Magazine Lane running along the western boundary of the property (including storm water drainage, repaving, and redesign of the dumpster enclosure so as to avoid any encroachment into the right-of-way) which have been required by the Department of Public Works during the pendency of this application shall be installed, to completion, within three (3) months of the date of adoption of this special exception ordinance. Any curb cut that may be installed or restored at the point where Magazine Lane abuts West Olney Road is not included among said improvements and shall not be included among the requirements addressed by this condition.
- (e) Entertainment shall be limited to live bands having no more than eight (8) members, karaoke, comedians, poetry reading, disc jockey, singers, puppet shows, magic shows, fashion shows, orchestras, symphonies, chamber music, theatrical and stage performances, motion pictures and video screenings, and martial arts demonstration or exhibitions (no competitions). There shall be no go-go dancing and no other form of entertainment is permitted. The nature and style of dance are hereby limited so that no lewd, obscene, erotic or other form of dance which violates § 5-27 of the Norfolk City Code (1979) is permitted. No motion pictures or video screenings that would require a special exception for an Adult Movie Theater are permitted.
- (f) The dance floor shall not exceed 1,092 square feet

and shall be located as indicated on the floor plans attached hereto and marked as "Exhibit B." The dance floor shall be constructed of a different material than the primary floor material.

- (g) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B".
- (h) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (i) The establishment shall maintain a current, active business license at all times while in operation.
- (j) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (k) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (l) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (m) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (n) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full

dining service shall be available at the bar.

- (o) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (p) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (q) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (r) In addition to the ABC manager or supervisor, the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (s) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to

stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises

Notwithstanding anything to the contrary, the requirements of this subsection shall not apply to the following entities, who may lease or otherwise use the establishment for events that are permitted by and comply with this ordinance in all other respects:

- (1) Any federal, state, or local government or governmental agency;
- (2) Any party that receives a grant or other direct funding from a state or local government; and
- (3) Any party that is recognized as a charitable organization in good standing under § 501(c)(3) of the Internal Revenue Code of the United States Code at the time of the event.

Collectively, the parties identified in items 1, 2 and 3 above are defined as "Authorized Entities".

- (t) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected or any event held by an Authorized Entity which leases, lets, or uses the establishment.
- (u) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
 - (1) This Special Exception;
 - (2) Any ABC license(s);
 - (3) Any occupancy permit(s);

- (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permits;
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.
- (u) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 200 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshall, Chief of Police, or any designee of either. After 8:00 p.m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
- (v) The written security plan submitted to the City as part of the application for this Special Exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony

with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect

of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting an entertainment establishment on this property, adopted on November 25, 2014 (Ordinance NO. 45,792). All provisions and conditions previously approved are entirely superseded by the terms of this Special Exception.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (4 pages)

Exhibit B (28 pages)



EXHIBIT "A"
Description of Operations
Entertainment Establishment
(Please Print)

Date 5/11/15

Trade name of business WORK/RELEASE

Address of business 759 GRANBY ST.

Name(s) of business owner(s)* 759 GRANBY LLC } BROTHER RUTTER

Name(s) of property owner(s)* 759 GRANBY LLC } ROBERT MILLS

Name(s) of business manager(s)/operator(s) CAREYANN WEINBERG, CHRISSEY CONINGTON-GOULART,

Daytime telephone number (757) 589-5985

DAVID NORTON,
ALAN JELERCIC,
Morgan Roberts,
Ronnie Holten

*If business or property owner is a partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility		Alcoholic Beverage Sales and Entertainment	
Weekday	From <u>8AM</u> To <u>2AM</u>	Weekday	From <u>8AM</u> To <u>2AM</u>
Friday	From <u>8AM</u> To <u>2AM</u>	Friday	From <u>8AM</u> To <u>2AM</u>
Saturday	From <u>8AM</u> To <u>2AM</u>	Saturday	From <u>8AM</u> To <u>2AM</u>
Sunday	From <u>8AM</u> To <u>2AM</u>	Sunday	From <u>8AM</u> To <u>2AM</u>

2. Type of ABC license applied for (check all applicable boxes):

☒ On-Premises ☐ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☒ Mixed Beverage

Exhibit A – Page 2
Entertainment Establishment

4. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

4a If yes, please describe type and number of each game to be provided:

5. Will patrons ever be charged to enter the establishment?
☒ Yes ☐ No

5a. If yes, why:

TO COVER COST OF EVENT
TO RAISE MONEY FOR ORGANIZATIONS

5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

6. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

6a. If yes, explain:

CELEBRATIONS, ETC
CORPORATE EVENTS, ETC.

7. Will a third party (promoter) be permitted to lease, let or use the establishment?
☒ Yes ☐ No

7a. If yes, explain:

NON- PROFITS ONLY

8. Will there ever be a minimum age limit?
☒ Yes ☐ No

Exhibit A – Page 3
Entertainment Establishment

9. Additional comments/description/operational characteristics or prior experience:

SEE ATTACHED

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

Signature of Applicant

759 GRANBY STREET - ENTERTAINMENT SPECIAL EXCEPTION

Additional Comments on Entertainment Uses:

The street level floor of 759 Granby Street will be a mixed use art space. The space will function primarily as an art gallery and entertainment venue and will showcase new and innovative creative concepts. 759 Granby is intended to be able to be modified to fit a wide array of artistic expression from around the world. To accommodate the rapidly changing art scene and continue to bring progressive and acclaimed art to Norfolk, the location will host various types of artistic and forward thinking endeavors. Entertainment may include art shows, multi-member bands, dancers, orchestra, symphony, chamber music, puppeteers, poetry readings, magic shows, singers, comedians, fashion shows, board or arcade games, stage productions, theatrical performances, motion pictures and video screenings, martial arts demos and exhibitions, roaming musicians, disc jockeys, group fitness activities, auctions and other culturally relevant entertainment. At all times, the location will abide by Nationwide Building Code and ensure the safety of guests.

Exhibit B

Floor Plan(s) Worksheet Entertainment Establishment

LAYOUT 1

- o Complete this worksheet based for each floor plan submitted with application.
- o Floor plan(s) must be prepared by a registered design professional and include:
 - o Tables/seats
 - o Restroom facilities
 - o Bar
 - o Ingress and egress
 - o Standing room
 - o Disc Jockey/Band/Entertainment area
 - o Outdoor seating
 - o Total maximum capacity (including employees)

1. Total capacity

a. Indoor

Number of seats (not including bar seats) _____

Number of bar seats _____

Standing room _____

BAND

b. Outdoor

Number of seats _____

c. Number of employees

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 450

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

2 PIECE BAND, see attached description.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,

Square footage of establishment _____

Square footage of dance floor _____

- o If a disc jockey is proposed, a dance floor must be provided.
- o If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

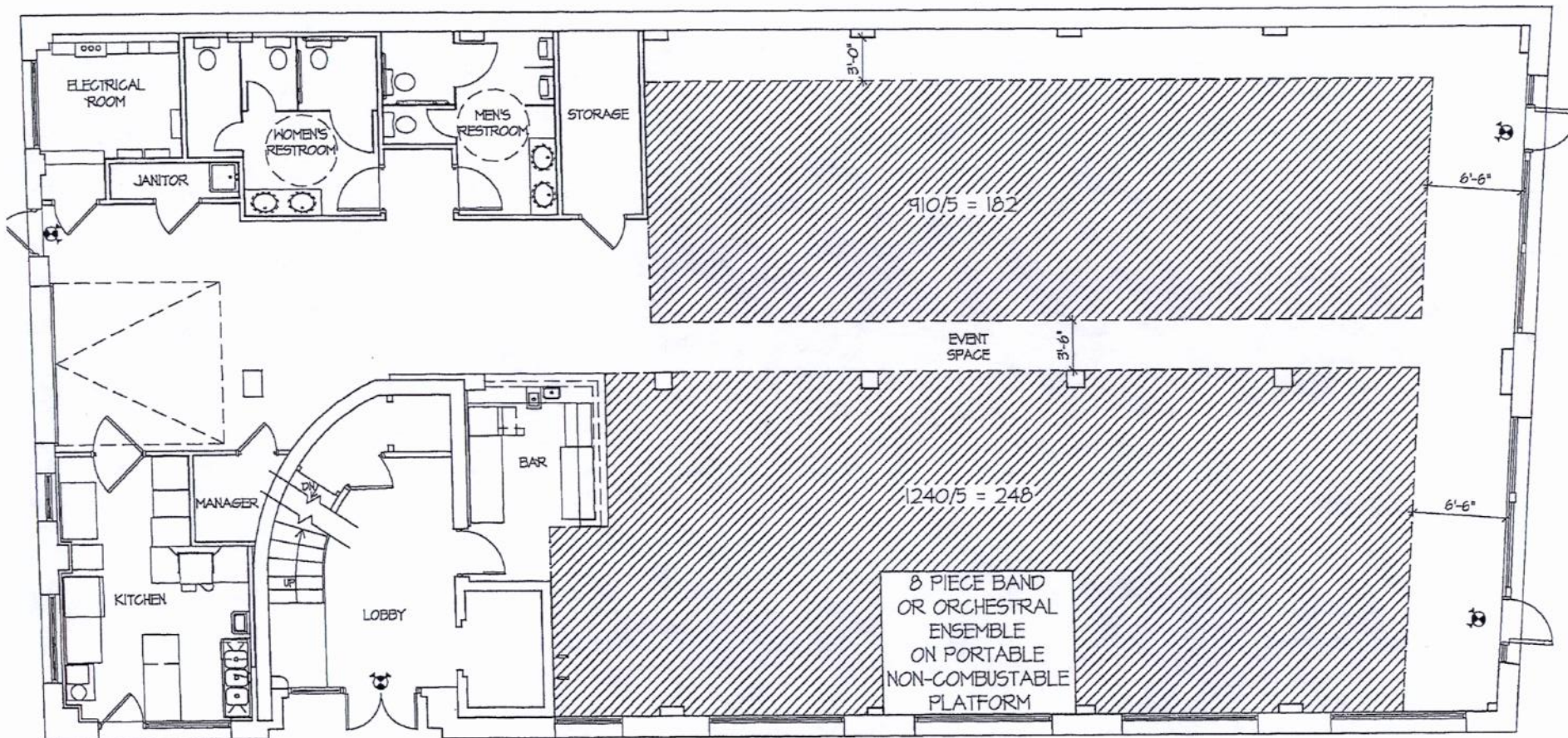
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(Revised July 2013)



1 759 GRANBY STREET, NORFOLK, VIRGINIA
PLUS MIRROR IMAGE OPTION

NOTE: WHEN OUTDOOR DINING AREA (REAR) IS OCCUPIED, THE OCCUPANCY INSIDE SHALL BE REDUCED BY 50 OCCUPANTS (48 SEATS, 2 STAFF). AT NO TIME SHALL INDOOR/ OUTDOOR OCCUPANCY EXCEED 450 PERSONS TOTAL.

OCCUPANCY CALCULATIONS

STANDING:	430
BAND:	8
STAFF:	12
TOTAL:	450

Exhibit A - Floor Plan(s) Worksheet
Entertainment Establishment

LAYOUT 2 - GALLERY

- o Complete this worksheet based for each floor plan submitted with application.
- o Floor plan(s) must be prepared by a registered design professional and include:
 - o Tables/seats
 - o Restroom facilities
 - o Bar
 - o Ingress and egress
 - o Standing room
 - o Disc Jockey/Band/Entertainment area
 - o Outdoor seating
 - o Total maximum capacity (including employees)

1. Total capacity

a. Indoor

Number of seats (not including bar seats)

Number of bar seats

Standing room

BAND

b. Outdoor

Number of seats

c. Number of employees

222

4832

1012

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 300 350 334

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

2 piece band / charity auction.
see attached description.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a.

If yes,

Square footage of establishment _____

Square footage of dance floor _____

- o If a disc jockey is proposed, a dance floor must be provided.
- o If the dance floor is more than 10% of the square footage of the establishment; a Dance Hall permit is required.

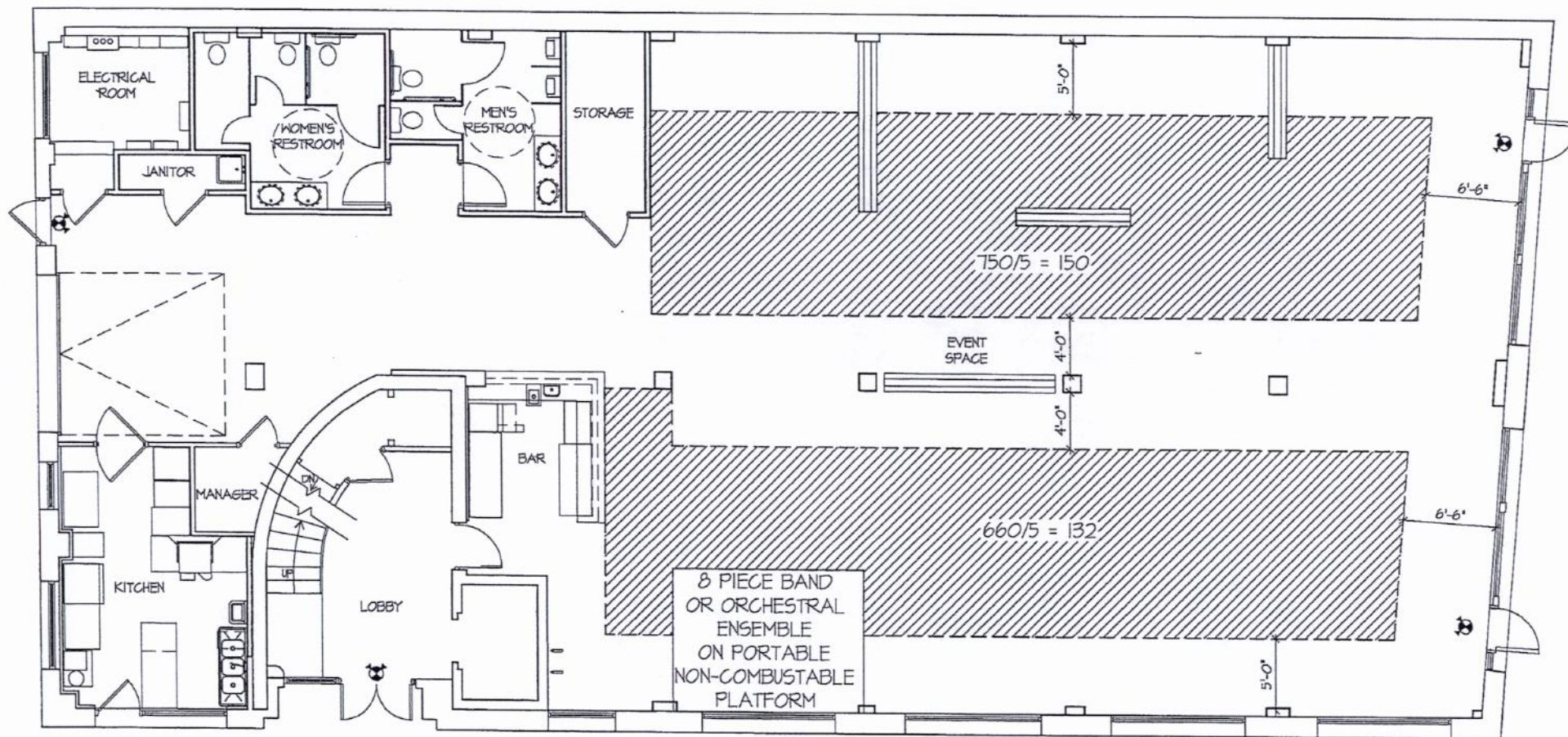
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2 759 GRANBY STREET, NORFOLK, VIRGINIA
PLUS MIRROR IMAGE OPTION

OCCUPANCY CALCULATIONS	
STANDING:	282
OUTDOOR DINING:	32
BAND:	8
STAFF:	12
TOTAL:	334

Exhibit A - Floor Plan(s) Worksheet
Entertainment Establishment

LAYOUT 3 - CONCERT

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

- a. Indoor
Number of seats (not including bar seats) 279
Number of bar seats
Standing room
BAND
- b. Outdoor
Number of seats 48 32
- c. Number of employees 1815

Total Occupancy
(Indoor/Outdoor seats, standing room and employees) = 300 350 334

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

8 PIECE BAND, SEE ATTACHED DESCRIPTION.

3. Will a dance floor be provided?

☐ Yes ☒ No

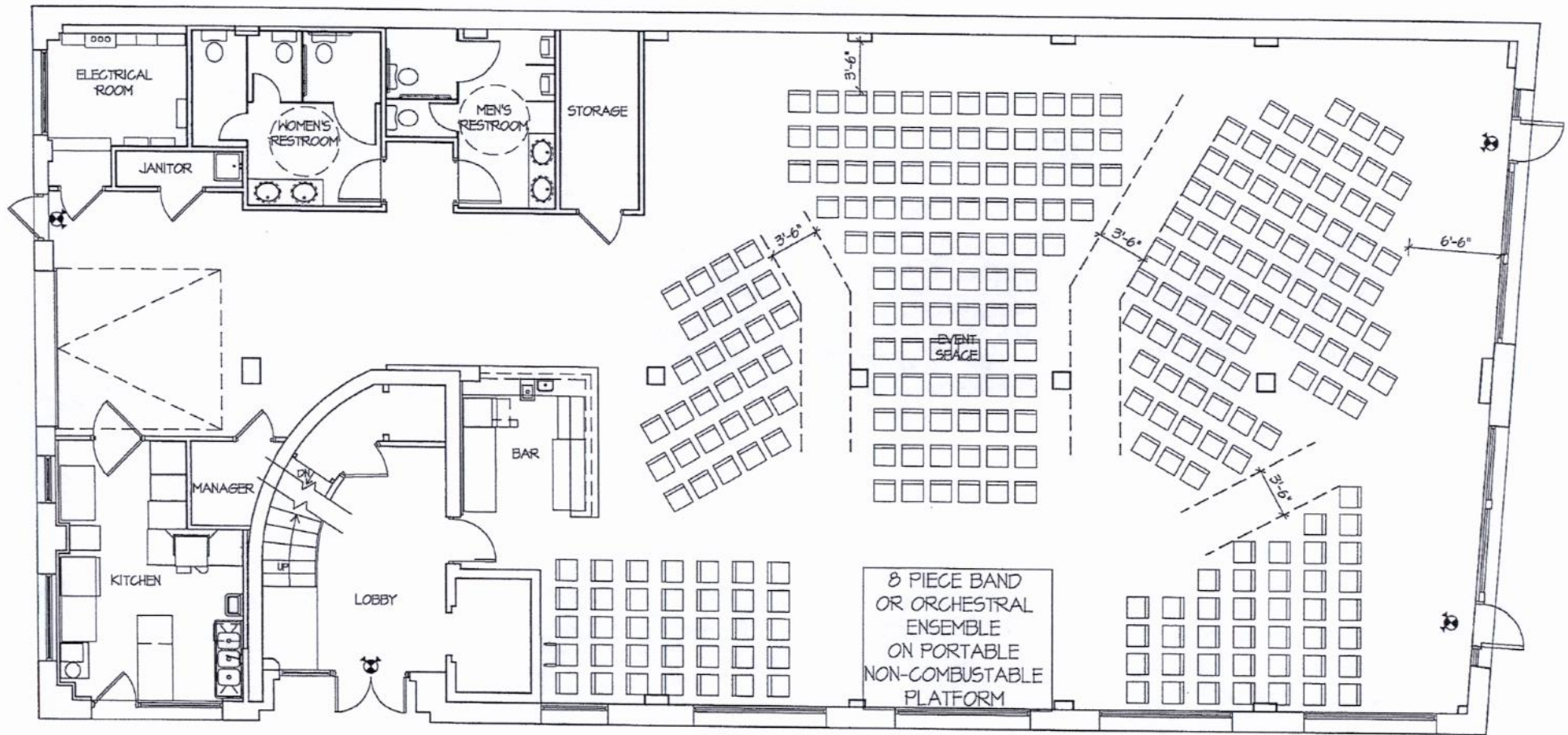
- 3a. If yes,
Square footage of establishment
Square footage of dance floor

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

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759 GRANBY STREET, NORFOLK, VIRGINIA
PLUS MIRROR IMAGE OPTION

OCCUPANCY CALCULATIONS

SEATS:	279
OUTDOOR DINING:	32
BAND:	8
STAFF:	15
TOTAL:	334

Exhibit A - Floor Plan(s) Worksheet
Entertainment Establishment

LAYOUT 4 - BANQUET

- o Complete this worksheet based for each floor plan submitted with application.
- o Floor plan(s) must be prepared by a registered design professional and include:
 - o Tables/seats
 - o Restroom facilities
 - o Bar
 - o Ingress and egress
 - o Standing room
 - o Disc Jockey/Band/Entertainment area
 - o Outdoor seating
 - o Total maximum capacity (including employees)

1. Total capacity

- a. Indoor
Number of seats (not including bar seats) 202
Number of bar seats
Standing room 0
BAND
- b. Outdoor
Number of seats 48 32
- c. Number of employees 20 22

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 236 286 270

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

2 piece band, see attached description.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a.

If yes,

Square footage of establishment

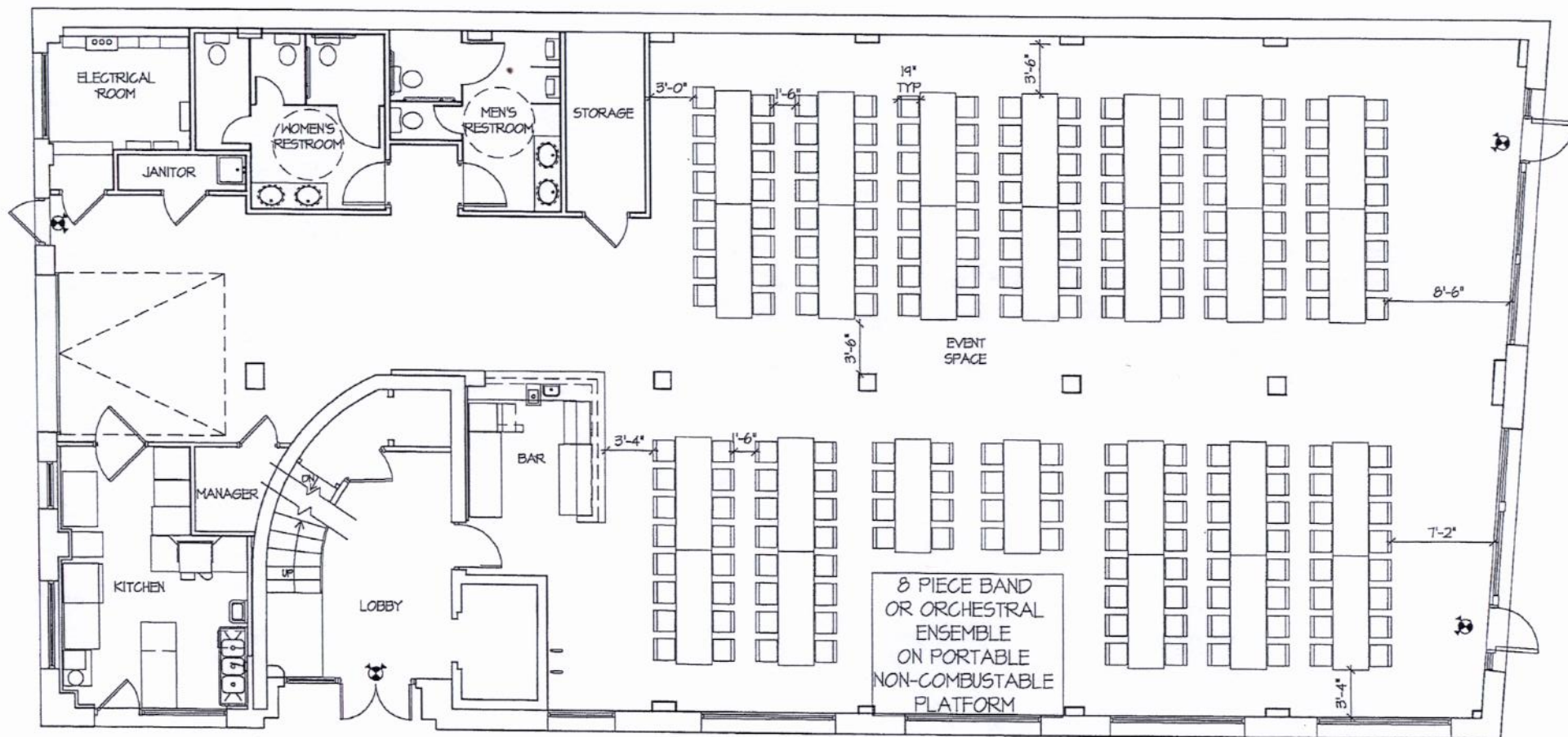
Square footage of dance floor

- o If a disc jockey is proposed, a dance floor must be provided.
- o If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

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759 GRANBY STREET, NORFOLK, VIRGINIA
PLUS MIRROR IMAGE OPTION

OCCUPANCY CALCULATIONS

SEATS:	208
OUTDOOR DINING:	32
BAND:	8
STAFF:	22
TOTAL:	270

Exhibit A - Floor Plan(s) Worksheet
Entertainment Establishment

LATOIST 5 - GILBERT EVENT

- o Complete this worksheet based for each floor plan submitted with application.
- o Floor plan(s) must be prepared by a registered design professional and include:
 - o Tables/seats
 - o Restroom facilities
 - o Bar
 - o Ingress and egress
 - o Standing room
 - o Disc Jockey/Band/Entertainment area)
 - o Outdoor seating
 - o Total maximum capacity (Including employees)

1. Total capacity

- a. Indoor
 - Number of seats (not including bar seats) 80
 - Number of bar seats 204
 - Standing room 8
 - BAND
- b. Outdoor
 - Number of seats 40 32
- c. Number of employees 22

Total Occupancy
(Indoor/Outdoor seats, standing room and employees) = 312 362 346

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

2 PIECE BAND, see attached description.

3. Will a dance floor be provided?

☐ Yes ☒ No

3a.

If yes,

Square footage of establishment _____

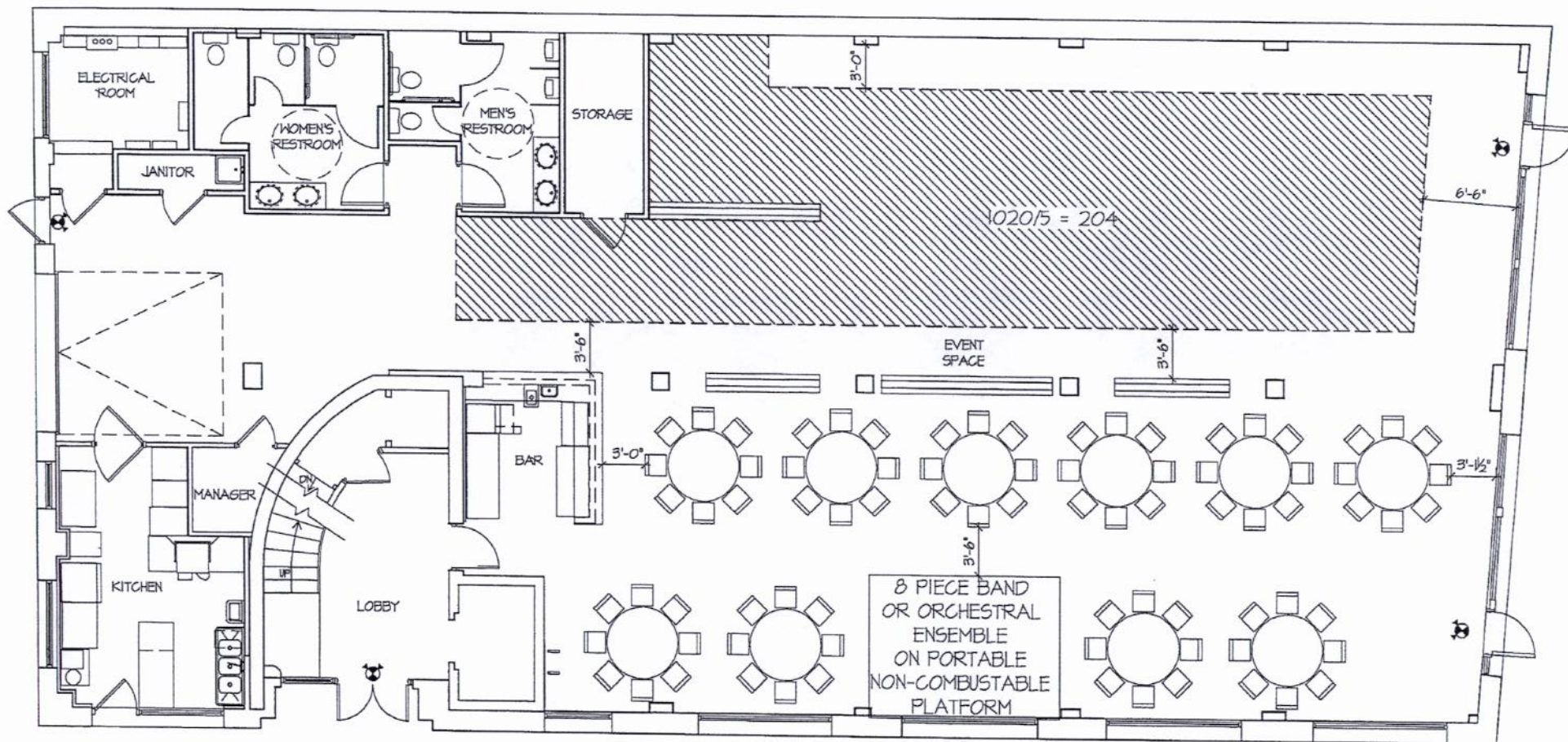
Square footage of dance floor _____

- o If a disc jockey is proposed, a dance floor must be provided.
- o If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

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5

759 GRANBY STREET, NORFOLK, VIRGINIA
PLUS MIRROR IMAGE OPTION

OCCUPANCY CALCULATIONS

SEATS:	80
OUTDOOR DINING:	32
STANDING:	204
BAND:	8
STAFF:	22
TOTAL:	346

Exhibit A - Floor Plan(s) Worksheet - LAYOUT 6 DINNER/DANCING
Entertainment Establishment

- o Complete this worksheet based for each floor plan submitted with application.
- o Floor plan(s) must be prepared by a registered design professional and include:
 - o Tables/seats
 - o Restroom facilities
 - o Bar
 - o Ingress and egress
 - o Standing room
 - o Disc Jockey/Band/Entertainment area)
 - o Outdoor seating
 - o Total maximum capacity (including employees)

1. Total capacity

- a. Indoor
- | | |
|---|-----|
| Number of seats (not including bar seats) | 144 |
| Number of bar seats | |
| Standing room | |
| DANCE FLOOR | 68 |
- b. Outdoor BAND
- | | |
|-----------------|---|
| Number of seats | 8 |
|-----------------|---|
- c. Number of employees
- | | |
|--|----|
| | 20 |
|--|----|

Total Occupancy
(Indoor/Outdoor seats, standing room and employees) = 240

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

2 PIECE BAND, DJ, see attached description.

3. Will a dance floor be provided?

☒ Yes ☐ No

- 3a. If yes,
- | | |
|---------------------------------|---------|
| Square footage of establishment | 5230 SF |
| Square footage of dance floor | 523 SF |

- o If a disc jockey is proposed, a dance floor must be provided.
- o If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

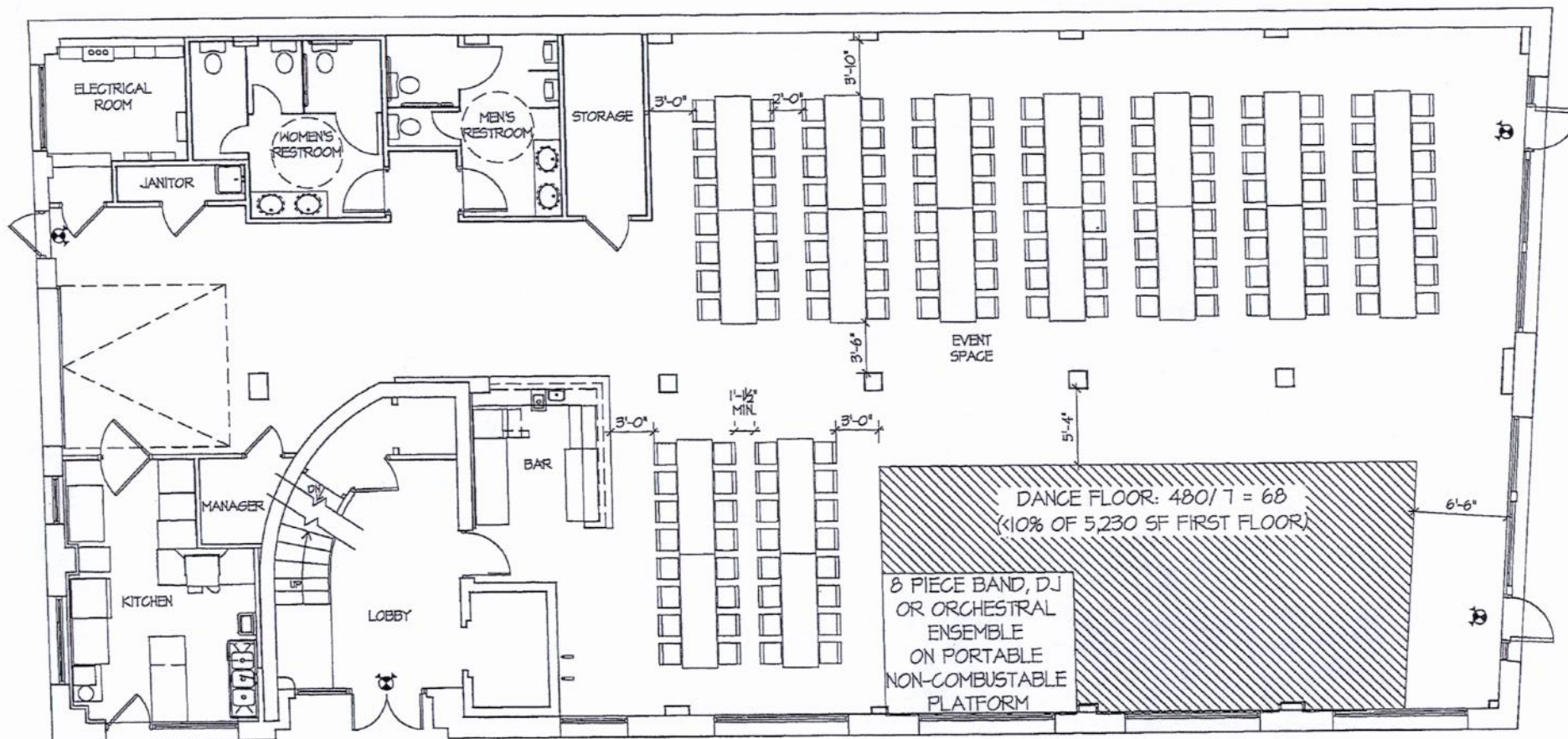
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759 GRANBY STREET, NORFOLK, VIRGINIA

PLUS MIRROR IMAGE OPTION

NOTE: WHEN OUTDOOR DINING AREA (REAR) IS OCCUPIED, THE OCCUPANCY INSIDE SHALL BE REDUCED BY 50 OCCUPANTS (48 SEATS, 2 STAFF). AT NO TIME SHALL INDOOR/ OUTDOOR OCCUPANCY EXCEED 240 PERSONS TOTAL.

OCCUPANCY CALCULATIONS

SEATS:	144
DANCE FLOOR:	68
BAND:	8
STAFF:	20
TOTAL:	240

LAYOUT 7 DINNER/DANCING W/DANCE HALL PERMIT

Exhibit A – Floor Plan(s) Worksheet Entertainment Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

a. Indoor	
Number of seats (not including bar seats)	<u>106</u>
Number of bar seats	<u>—</u>
Standing room	<u>—</u>
Dance Floor	
b. Outdoor	<u>106</u>
Number of seats	<u>8</u>
c. Number of employees	<u>20</u>

Total Occupancy
(Indoor/Outdoor seats, standing room and employees) = 240

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

8 PIECE BAND, DJ, SEE ATTACHED DESCRIPTION

3. Will a dance floor be provided?

☒ Yes ☐ No

3a. If yes,
Square footage of establishment 5830 SF
Square footage of dance floor 1092 SF

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

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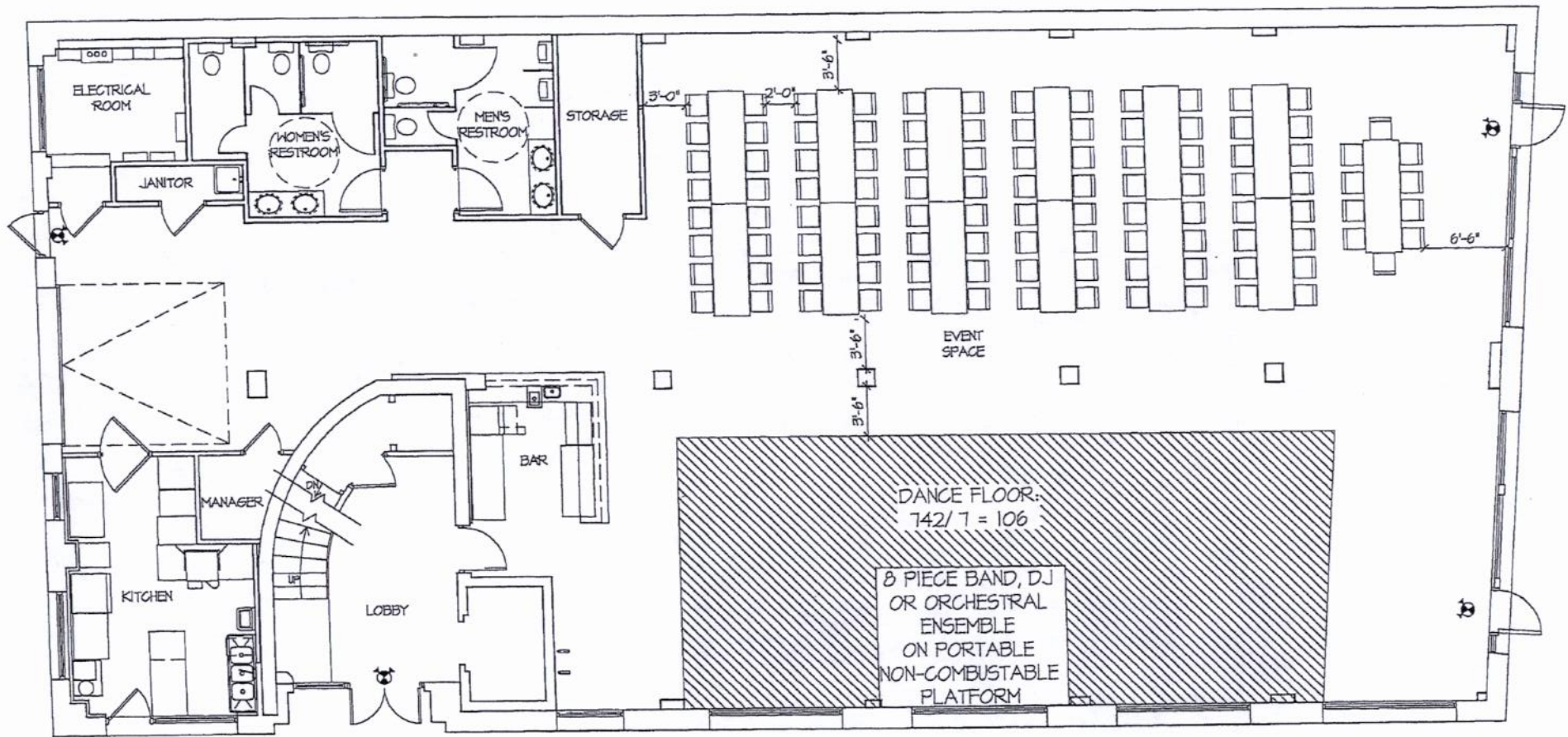
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WE WILL OBTAIN A
DANCE HALL FOR THIS OCCASIONAL USE



OCCUPANCY CALCULATIONS	
SEATS:	106
DANCE FLOOR:	106
BAND:	8
STAFF:	20
TOTAL:	240

7

759 GRANBY STREET, NORFOLK, VIRGINIA

PLUS MIRROR IMAGE OPTION

NOTE: WHEN OUTDOOR DINING AREA (REAR) IS OCCUPIED, THE OCCUPANCY INSIDE SHALL BE REDUCED BY 50 OCCUPANTS (48 SEATS, 2 STAFF). AT NO TIME SHALL INDOOR/ OUTDOOR OCCUPANCY EXCEED 240 PERSONS TOTAL.

LAYOUT 8

Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - o Tables/seats
 - o Restroom facilities
 - o Bar
 - o Ingress and egress
 - o Standing room
 - o Disc Jockey/Band/Entertainment area)
 - o Outdoor seating
 - o Total maximum capacity (including employees)

1. Total capacity

a. Indoor

Number of seats (not including bar seats) 95
Number of bar seats —
Standing room 85

b. Outdoor

Number of seats 48 32

c. Number of employees 20 22

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 200 350 234

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☐ No

3a.

If yes,

Square footage of establishment _____

Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

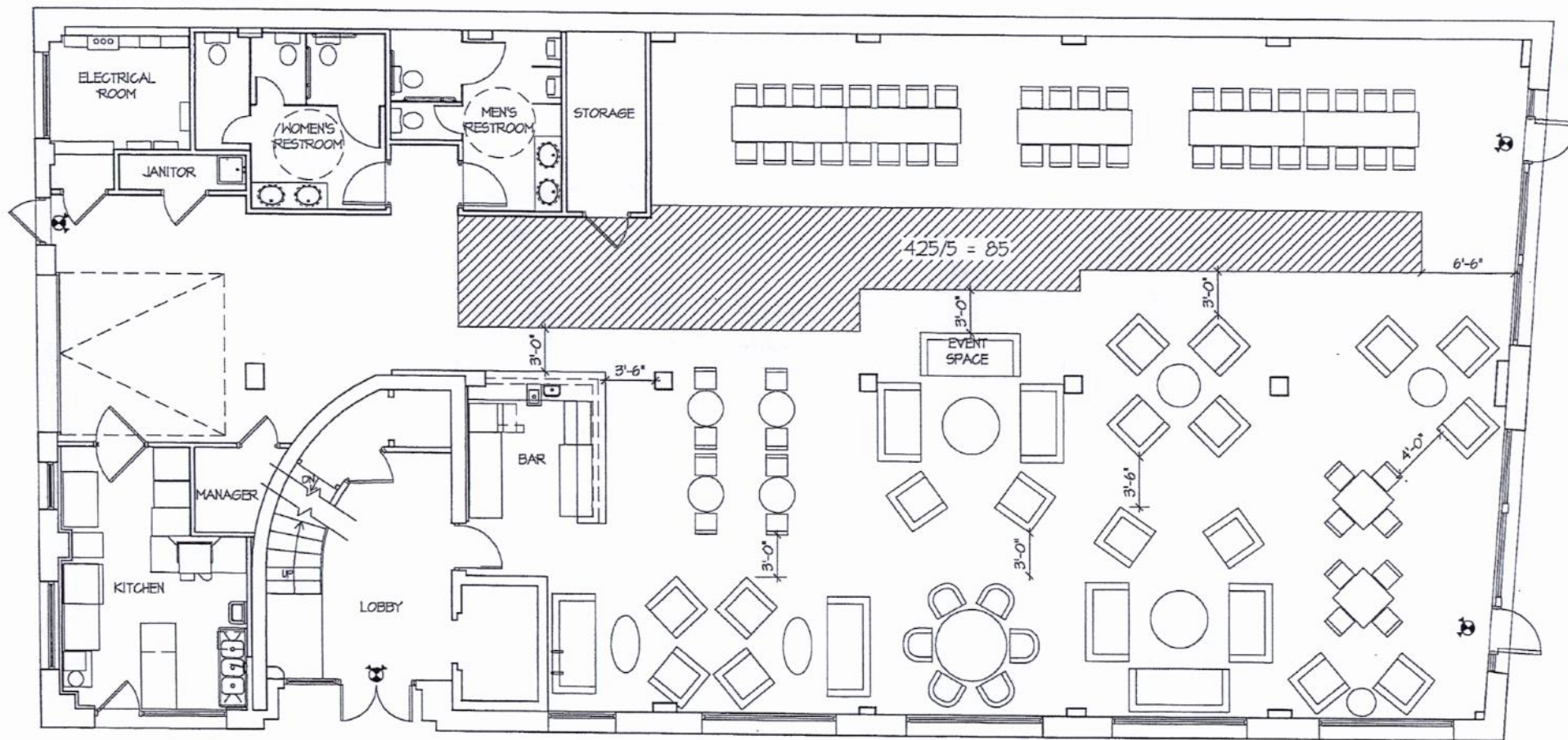
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8

759 GRANBY STREET, NORFOLK, VIRGINIA
PLUS MIRROR IMAGE OPTION

OCCUPANCY CALCULATIONS

SEATS:	95
OUTDOOR DINING:	32
STANDING:	85
STAFF:	22
TOTAL:	234

LAYOUT 9

Exhibit A -- Floor Plan(s) Worksheet
Entertainment Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

- a. Indoor
- Number of seats (not including bar seats) 29
- Number of bar seats 1
- Standing room 294

- b. Outdoor
- Number of seats 48 32

- c. Number of employees 20 22

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 343 391 375

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☐ No

- 3a. If yes,
- Square footage of establishment _____
- Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

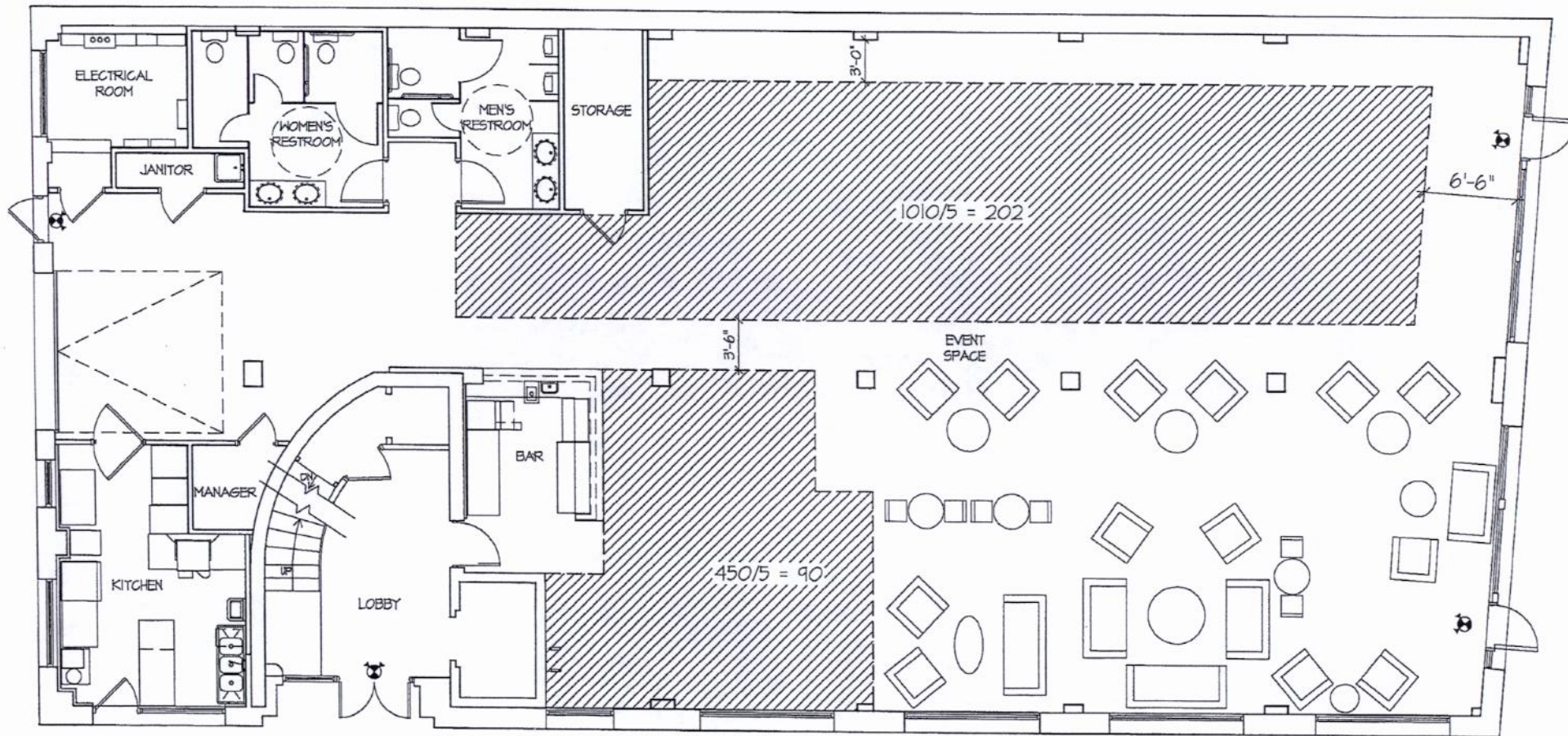
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9

759 GRANBY STREET, NORFOLK, VIRGINIA
PLUS MIRROR IMAGE OPTION

OCCUPANCY CALCULATIONS

SEATS:	29
OUTDOOR DINING:	32
STANDING:	292
STAFF:	22
TOTAL:	375

LAYOUT 10

Exhibit A – Floor Plan(s) Worksheet Entertainment Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (Including employees)

1. Total capacity

- | | |
|---|-----------|
| a. Indoor | |
| Number of seats (not including bar seats) | <u>29</u> |
| Number of bar seats | <u>—</u> |
| Standing room | <u>15</u> |
| Dance Floor | <u>68</u> |
| Band | <u>8</u> |
| b. Outdoor | |
| Number of seats | <u>—</u> |
| c. Number of employees | <u>20</u> |

Total Occupancy
(Indoor/Outdoor seats, standing room and employees) = 240

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

8 PIECE BAND, DJ, SEE ATTACHED DESCRIPTION

3. Will a dance floor be provided?

☒ Yes ☐ No

3a. If yes,
Square footage of establishment 5230 SF
Square footage of dance floor 480 SF

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

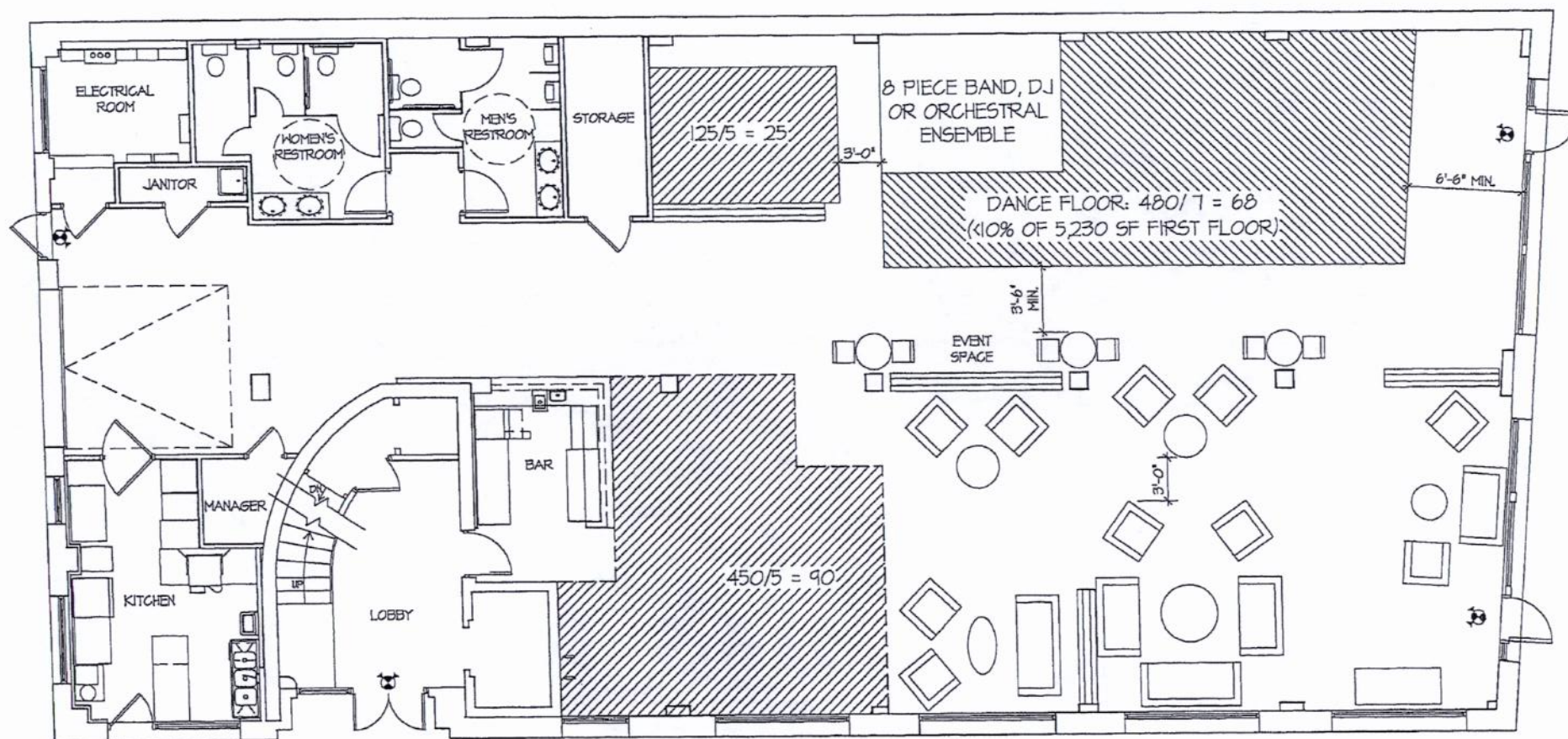
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10 759 GRANBY STREET, NORFOLK, VIRGINIA
PLUS MIRROR IMAGE OPTION

NOTE: WHEN OUTDOOR DINING AREA (REAR) IS OCCUPIED, THE OCCUPANCY INSIDE SHALL BE REDUCED BY 50 OCCUPANTS (48 SEATS, 2 STAFF). AT NO TIME SHALL INDOOR/ OUTDOOR OCCUPANCY EXCEED 240 PERSONS TOTAL.

OCCUPANCY CALCULATIONS	
SEATS:	26
STANDING:	115
DANCE FLOOR:	68
BAND:	8
STAFF:	20
TOTAL:	240

LAYOUT 11

Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (Including employees)

1. Total capacity

a. Indoor

Number of seats (not including bar seats)
Number of bar seats
Standing room

39
-
332

b. Outdoor

Number of seats

40 32

c. Number of employees

20 22

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 391 ~~441~~ 425

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

3. Will a dance floor be provided?

☐ Yes ☐ No

3a.

If yes,

Square footage of establishment _____

Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

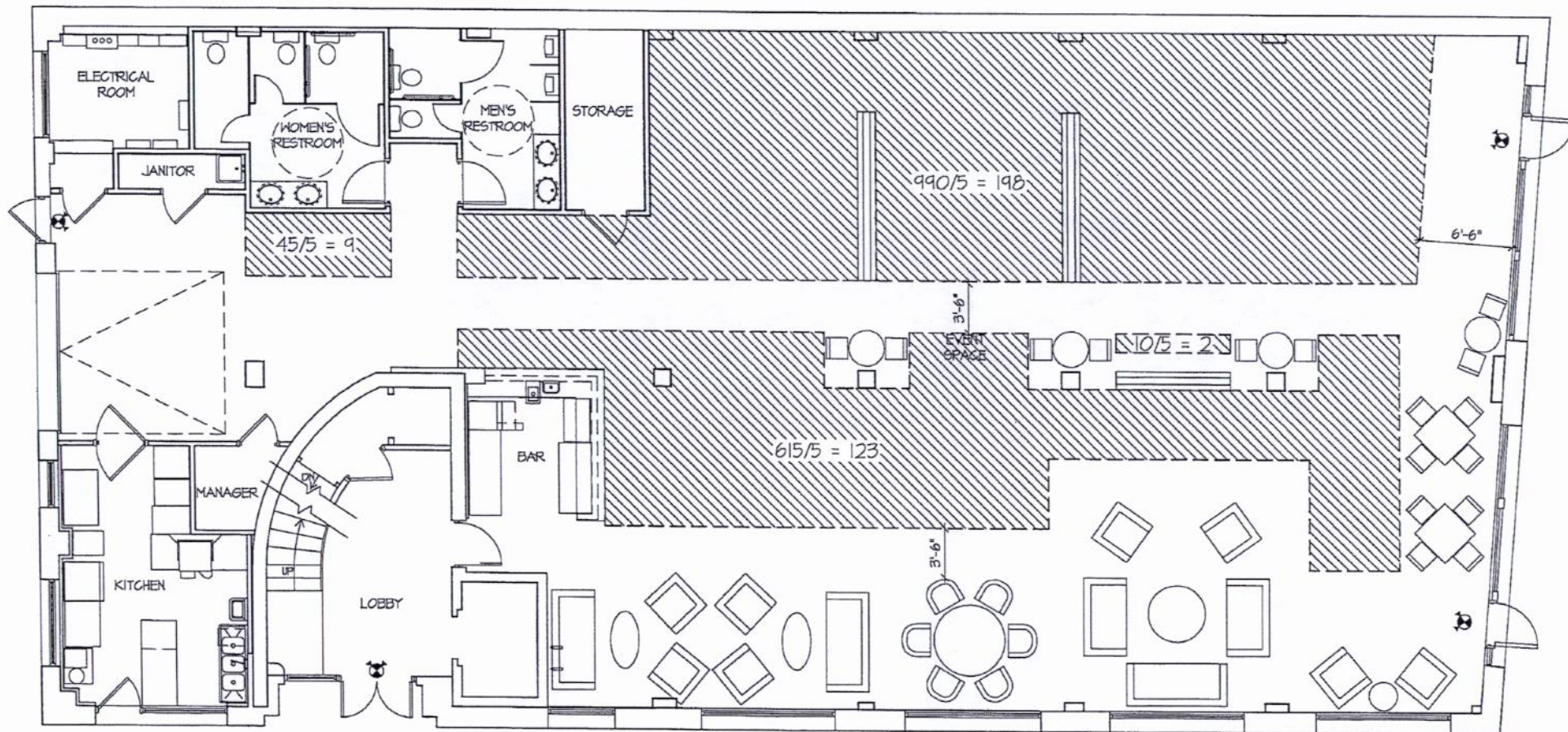
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11 759 GRANBY STREET, NORFOLK, VIRGINIA
PLUS MIRROR IMAGE OPTION

OCCUPANCY CALCULATIONS	
SEATS:	39
OUTDOOR DINING:	32
STANDING:	332
STAFF:	22
TOTAL:	425

Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment

LAYOUT 12

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (Including employees)

1. Total capacity

- a. Indoor
- | | |
|---|----|
| Number of seats (not including bar seats) | 39 |
| Number of bar seats | — |
| Standing room | 80 |
| Dance Floor | 68 |
| Band | 8 |
- b. Outdoor
- | | |
|-----------------|---|
| Number of seats | — |
|-----------------|---|
- c. Number of employees
- | | |
|--|----|
| | 20 |
|--|----|

Total Occupancy
(Indoor/Outdoor seats, standing room and employees) = 240

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

8' PIECE BAND, DJ, SEE ATTACHED DESCRIPTION

3. Will a dance floor be provided?

☒ Yes ☐ No

- 3a. If yes,
- | | |
|---------------------------------|---------|
| Square footage of establishment | 5230 SF |
| Square footage of dance floor | 480 SF |

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

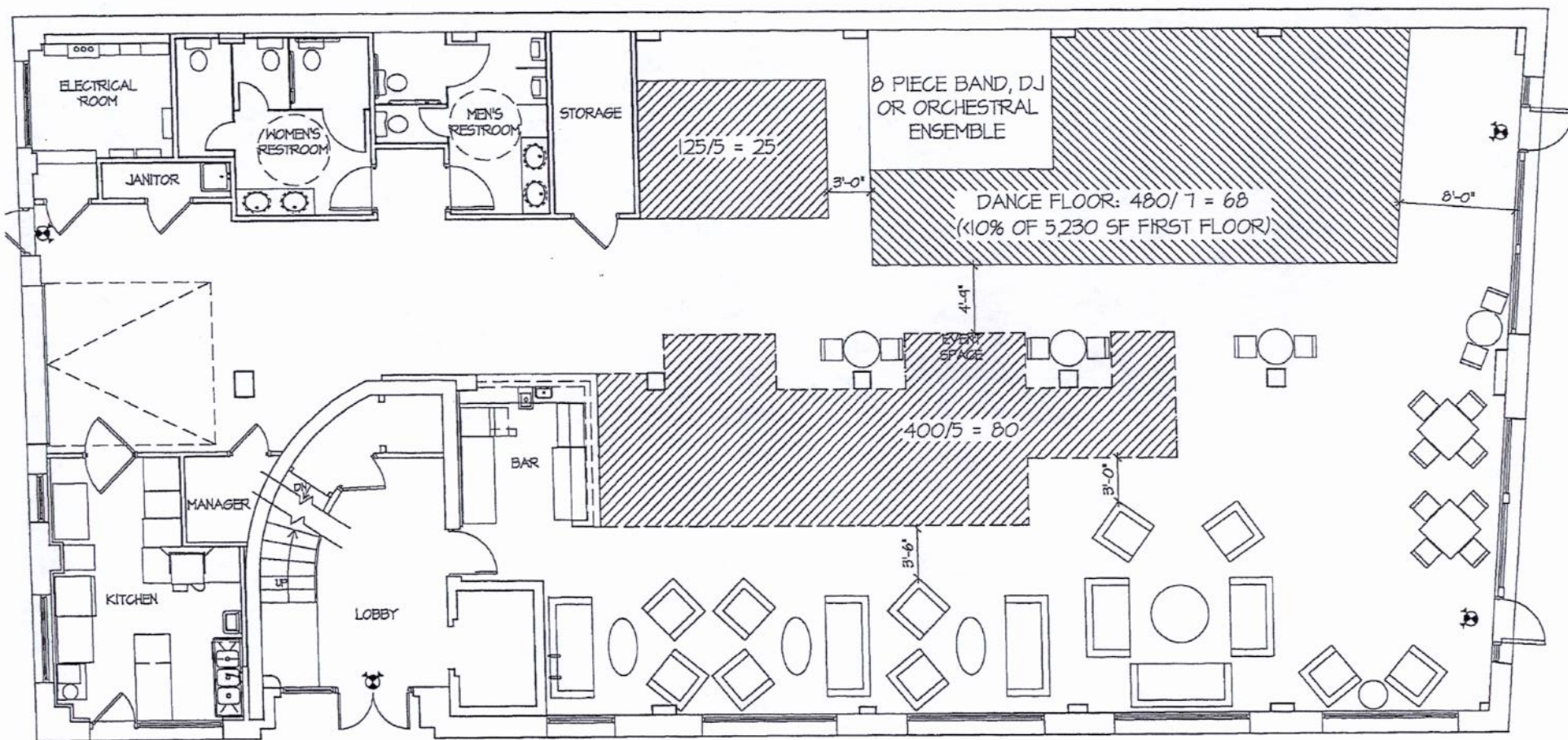
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12

759 GRANBY STREET, NORFOLK, VIRGINIA

PLUS MIRROR IMAGE OPTION

NOTE: WHEN OUTDOOR DINING AREA (REAR) IS OCCUPIED, THE OCCUPANCY INSIDE SHALL BE REDUCED BY 50 OCCUPANTS (48 SEATS, 2 STAFF). AT NO TIME SHALL INDOOR/ OUTDOOR OCCUPANCY EXCEED 240 PERSONS TOTAL.

OCCUPANCY CALCULATIONS

SEATS:	39
STANDING:	105
DANCE FLOOR:	68
BAND:	8
STAFF:	20
TOTAL:	240

LAYOUT 13

Exhibit A – Floor Plan(s) Worksheet Entertainment Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

a. Indoor

Number of seats (not including bar seats)

23

Number of bar seats

—

Standing room

137

Band

8

b. Outdoor

Number of seats

52

c. Number of employees

20

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 240

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

8 piece band, see attached description

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,

Square footage of establishment _____

Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

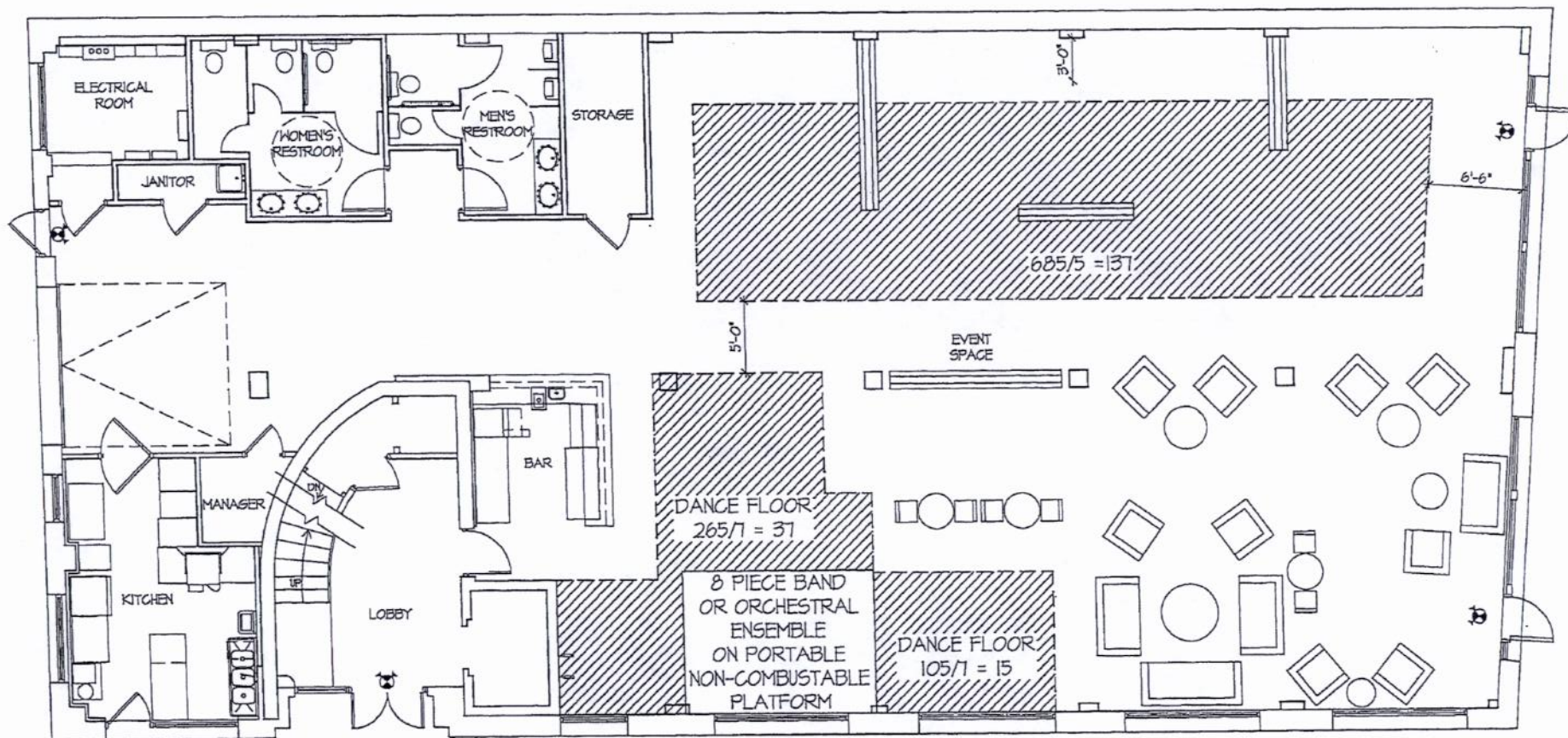
DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)



OCCUPANCY CALCULATIONS	
SEATS:	23
DANCE FLOOR:	52
STANDING:	137
BAND:	8
STAFF:	20
TOTAL:	240

13 759 GRANBY STREET, NORFOLK, VIRGINIA
PLUS MIRROR IMAGE OPTION

NOTE: WHEN OUTDOOR DINING AREA (REAR) IS OCCUPIED, THE OCCUPANCY INSIDE SHALL BE REDUCED BY 50 OCCUPANTS (48 SEATS, 2 STAFF). AT NO TIME SHALL INDOOR/ OUTDOOR OCCUPANCY EXCEED 240 PERSONS TOTAL.

LAYOUT 14 Outdoor Dining.

Exhibit A – Floor Plan(s) Worksheet Entertainment Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

a. Indoor

Number of seats (not including bar seats) _____

Number of bar seats _____

Standing room _____

b. Outdoor

Number of seats _____

c. Number of employees

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 34

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

N/A

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,

Square footage of establishment _____

Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

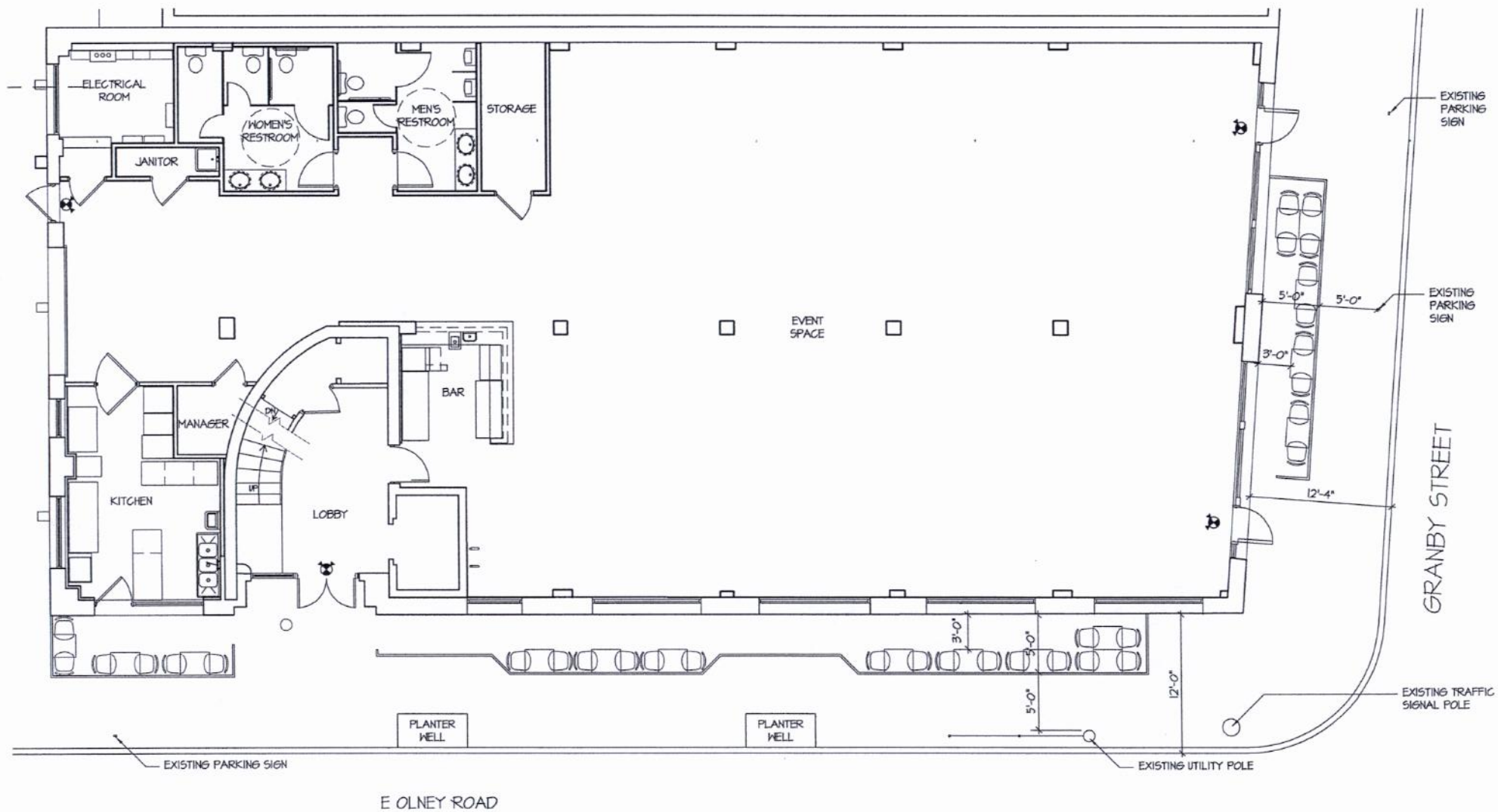
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Norfolk, Virginia 23510

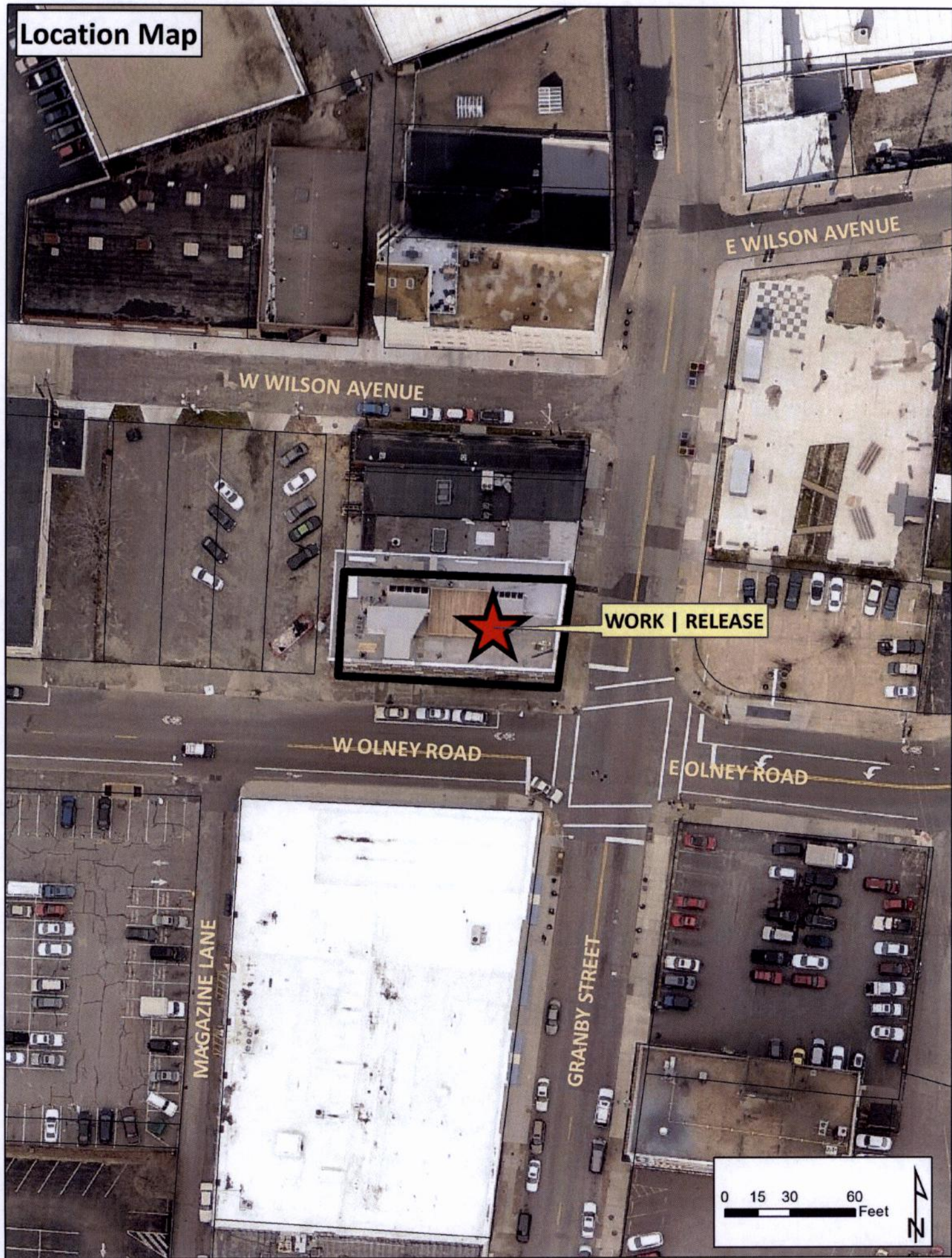
Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)



759 GRANBY PARTIAL SITE PLAN INDICATING PROPOSED OUTDOOR DINING

Location Map

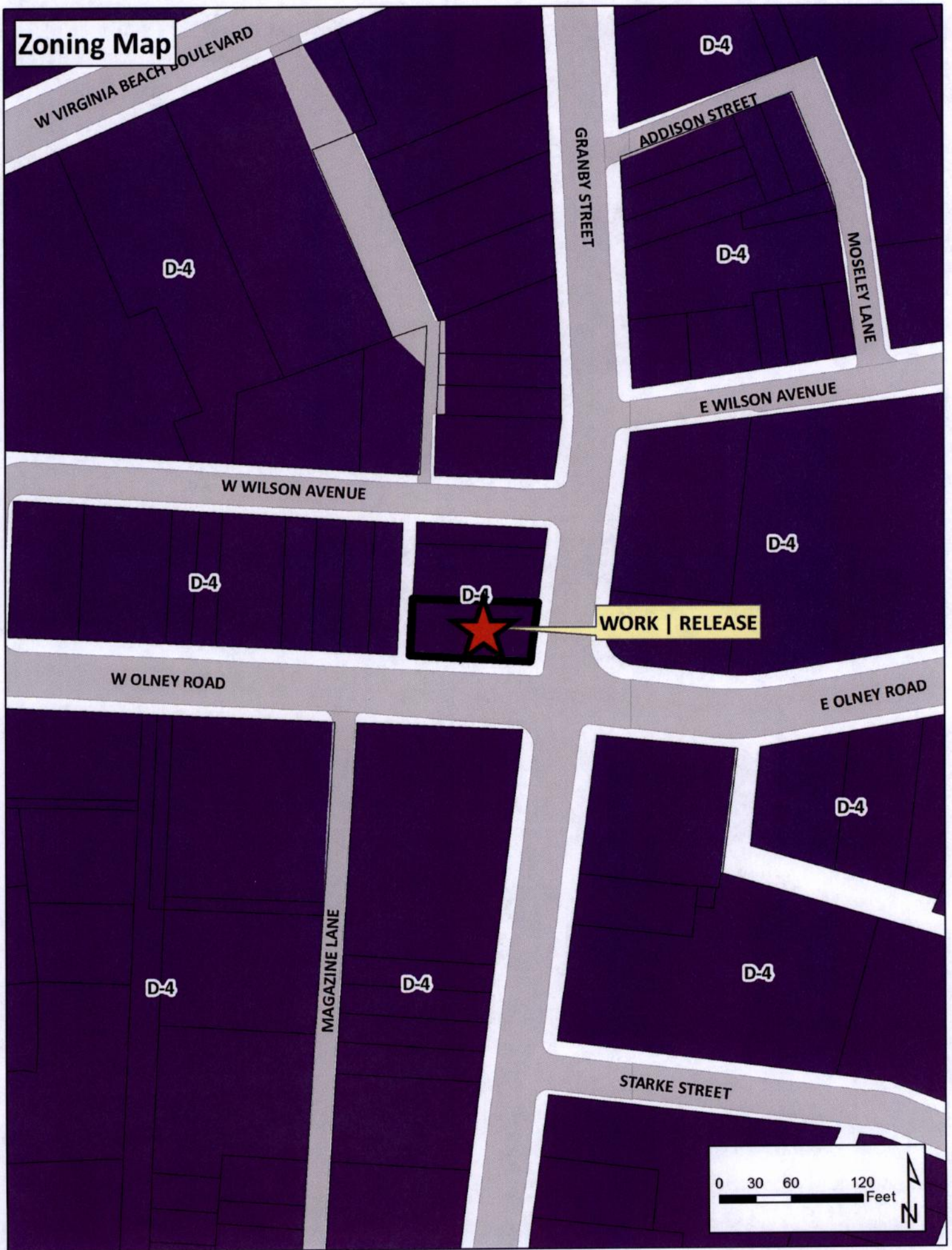


WORK | RELEASE

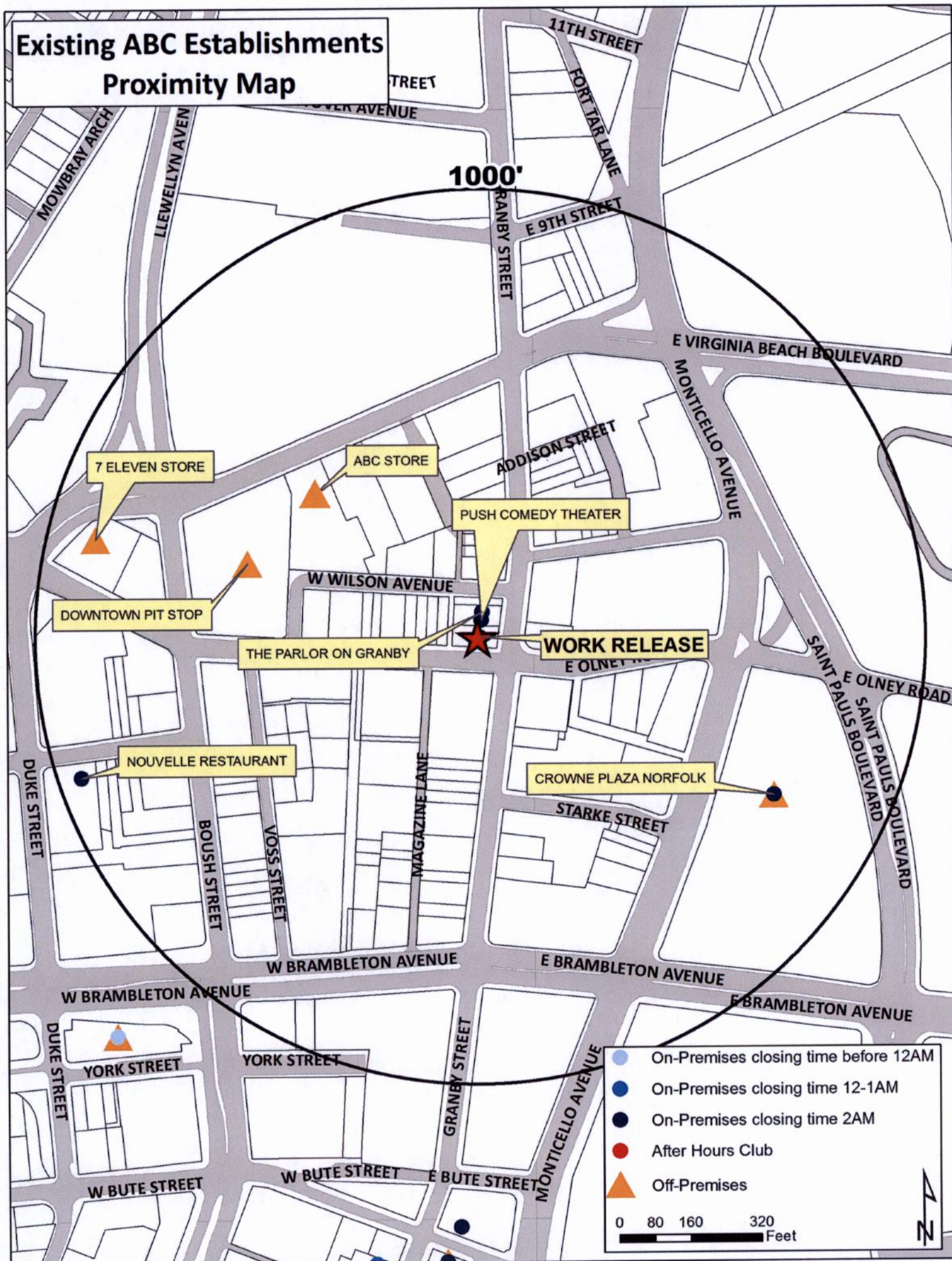
0 15 30 60 Feet



Zoning Map



Existing ABC Establishments Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
ENTERTAINMENT ESTABLISHMENT
(Please Print)**

Date 5/11/15

DESCRIPTION OF PROPERTY

Address 759 GRANBY ST.

Existing Use of Property BUSINESS

Proposed Use ASSEMBLY- EATING -DRINKING ESTAB.-ARTS GALLERY

Current Building Square Footage 5230 SF

Proposed Building Square Footage 5230 SF

Trade Name of Business (If applicable) WORK | RELEASE

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) WEINBERG (First) CAREYANN (MI) _____

Mailing address of applicant (Street/P.O. Box): 160 W. PRAMBLETON

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of applicant (757) 589-5985 Fax () _____

E-mail address of applicant: CAREYANN@WORK-RELEASE.COM

Application
Entertainment Establishment
Page 2

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) THOMAS (First) ROBYN (MI) J

Mailing address of applicant (Street/P.O. Box): 913 W. 21ST ST.

(City) NORFOLK (State) VA (Zip Code) 23517

Daytime telephone number of applicant (757) 343-9567 Fax () _____

E-mail address of applicant: RTHOMAS@ROBYNTHOMASARCHITECT.COM

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) RUTTER (First) ARTHUR (BROTHER)
MILLS (MI) _____

Mailing address of property owner (Street/P.O. box): 160 W. BRAMBLETON

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of owner (757) _____ email: BRUTTER@RUTTERMILLS.COM

CIVIC LEAGUE INFORMATION

Civic League contact: KEVIN MURPHY

Date(s) contacted: TO BE CONTACTED

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Robyn Thomas Sign: [Signature] 5/11/15
(Property Owner or Authorized Agent of Signature) (Date)

Print name: CARLYNN WEINBERG Sign: [Signature] 6/1/15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: ROBYN THOMAS Sign: [Signature] 5/11/15
(Authorized Agent Signature) (Date)

Whitney, Chris

From: Straley, Matthew
Sent: Thursday, May 14, 2015 8:10 AM
To: Whitney, Chris
Subject: FW: new Planning Commission application - 759 Granby Street
Attachments: application.pdf

FYI

From: Kevin R. Murphy [mailto:krmurphy@verizon.net]
Sent: Wednesday, May 13, 2015 5:13 PM
To: Straley, Matthew
Subject: RE: new Planning Commission application - 759 Granby Street

Matthew,

The DNCL does not object to this application.

Thank you,

Kevin

From: Straley, Matthew [mailto:Matthew.Straley@norfolk.gov]
Sent: Wednesday, May 13, 2015 11:09 AM
To: dncl@welovenorfolk.org
Cc: Winn, Barclay; Whibley, Terry; Howard, Oneiceia; Blough, Christopher
Subject: new Planning Commission application - 759 Granby Street

Mr. Murphy,

Attached please find the application to amend a previously granted special exception to operate an entertainment establishment with alcoholic beverages on property located at 759 Granby Street.

The purpose of this request is to modify existing floor plans and add outdoor dining.

Should you have any questions, please e-mail or call *Chris Whitney* at (757) 823-1253, chris.whitney@norfolk.gov

Thank you.

Matthew Straley
GIS Technician II
Norfolk Department of City Planning

Chris,

Thank you for sending the revised application. I was just at the site with Brother Rutter.

I do not have any objections to the special exception or the outdoor dining area as proposed.

Mary



Mary B. Miller
President & CEO
Downtown Norfolk Council
223 E. City Hall Avenue, Suite #212, Norfolk, VA 23510

Phone: (757) 623-1757
Fax: (757) 623-1756
Cell: (757) 342-6201
mmiller@downtownnorfolk.org
DowntownNorfolk.org

The Downtown Norfolk Council is the unifying voice of its members and stakeholders, and the primary catalyst for advancing the collective vision for the future of Downtown. We are committed to being a leader, an advocate and a resource for Downtown's continuing development as an attractive, dynamic and economically vital place.

From: Whitney, Chris [<mailto:Chris.Whitney@norfolk.gov>]
Sent: Friday, June 12, 2015 4:22 PM
To: Mary E. Miller; Kevin R. Murphy; dncl@welovenorfolk.org
Subject: Work Release outdoor dining

Hello Mary and Kevin,

Attached is the revised set of floor plans, including the outdoor dining. It now leaves 5 feet open between the outdoor dining and the parking lot. As always, let me know if you have any questions.

Have a great weekend,

Chris Whitney, CFM
Management Analyst
City of Norfolk | Department of City Planning
810 Union St. Ste. 508
Norfolk, VA 23510
(757) 823-1253